

INTERNAL MEMORANDUM

To: Kate Glover - Development Control Case Officer

Reference: P/26/0133 & P/26/0134

From: Planning Policy and Implementation Section

Ask for: David James

Extension: 7053

Date: 15th July 2026

Summary

No objection. The proposal has the potential to meet the relevant Replacement LDP policies. Given the nature and location of the application site, the impact of the proposal on the Listed Buildings at Pandy Farm, and the Cyfarthfa Conservation Area should be considered, with the appropriate external Heritage bodies being consulted as a priority (Policies SW4, CW1, CW2 & EcW7).

If minded to approve in principle, particular consideration should be given to the impact of the development on the character of the area, the impact on surrounding area and occupiers in terms of loss of privacy, noise and disturbance, traffic generation and parking provision, and any other relevant risks to public health and safety, and the impact on biodiversity (Policies SW11, SW12, EnW1, EnW2, EnW3 & EnW4).

Observations in respect of the above development

1. Proposed Development

An application for the change of use and extension to the building complex to create six units of holiday accommodation, along with internal and external works, the creation of a carpark and associated engineering and landscaping works, at Pandy Farm, Brecon Road, Merthyr Tydfil.

2. Development Plan Framework

The existing development plan framework in Merthyr Tydfil is provided by:-

The Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016 - 2031)

The relevant LDP Objectives are:-

- *LDP Objective 1 Sustainable Population Growth: To encourage a sustainable level and distribution of population growth.*

- *LDP Objective 2 Welsh Language and Culture: To protect and enhance Welsh language and culture.*
- *LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.*
- *LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.*
- *LDP Objective 7 Transport: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.*
- *LDP Objective 8 Community Facilities: To support existing community facilities and suitable community led development.*
- *LDP Objective 9 Heritage and Cultural Assets: To protect, enhance and promote all heritage, historic and cultural assets.*
- *LDP Objective 10 Biodiversity: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.*
- *LDP Objective 14 Town and Local Centres: To develop the town and local centres as accessible, attractive, viable and vibrant places.*
- *LDP Objective 15 Leisure, Recreation and Tourism: To support sustainable tourism, leisure and recreation developments and encourage an all year round tourism industry.*

The following development plan policies would apply:-

- *Policy SW4: Settlement Boundaries*
- *Policy SW9: Planning Obligations*
- *Policy SW11: Sustainable Design and Placemaking*
- *Policy SW12: Improving the Transport Network*
- *Policy CW1: Historic Environment*
- *Policy CW2: Cyfarthfa Heritage Area*
- *Policy EnW1: Nature Conservation and Ecosystem Resilience*
- *Policy EnW2: Internationally and Nationally Protected Sites and Species*
- *Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species*
- *Policy EnW4: Environmental Protection*
- *Policy EcW7 Tourism, Leisure and Recreation Development*

The following supplementary planning guidance is applicable:-

- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 2: Planning Obligations (March 2012)*
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 4: Sustainable Design (July 2013)*
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 5: Nature and Development (May 2015)*

National Planning Policy

Planning Policy Wales (Edition 12, February 2024)

Planning Policy Wales provide guidance on matters relevant to this application, namely:

- Placemaking in Action: Good Design Making Better Places
- Strategic Placemaking: Previously Developed Land
- Active and Social Places: Living in a Place
- Economic Infrastructure: Tourism
- Recognising the Special Characteristics of Places
- Recognising the Environmental Qualities of Places

Technical Advice Notes (TANs)

TAN 12: Design (March 2016)

TAN 13: Tourism (October 1997)

TAN 24: The Historic Environment (May 2017)

Future Wales: The National Plan 2040 (February 2021)

Future Wales provides guidance on matters relevant to this application, including, but not limited to:

- Policy 1: Where Wales will grow
- Policy 2: Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 8: Flooding
- Policy 33: National Growth Area – Cardiff, Newport and the Valleys

3. Policy Considerations

The site of the proposal is located within the Primary Growth Area (Policies SW1 and SW3), as defined by the LDP, and within the settlement boundary where development will be allowed subject to the proposals compatibility with other plan policies and material considerations (Policy SW4).

Policy SW9 relates to planning obligations. Where appropriate and having regard to development viability, planning obligations will be sought for:

1. On site provision of affordable housing on sites of 10 homes or more at a level of:
 - 10% in the Primary Growth Area.
 - 5% in the Other Growth Area.
2. A financial contribution towards the provision of affordable housing:
 - On sites of between 5 and 9 homes or;
 - On sites of 10 or more homes, where on-site provision is not appropriate.
3. The provision of open space on sites of 10 homes or more, where there is an identified need.
4. Other relevant obligations not included within the Council's Community Infrastructure Levy (CIL) Regulation 123 List of Infrastructure.

The proposal appears to be for a change of use to use class C6 (short-term lets). As such, contribution for the provision of affordable housing would not be sought, and CIL would not be chargeable. However, if the proposal were for a change of use to 6 residential units, a contribution would be sought, and CIL would be chargeable.

Policy SW11 advises that development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design. Where appropriate, new development will be required to (amongst other things):

- be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;
- integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape;
- not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design;
- allow access for the widest range of people possible, and demonstrate that any traffic movements will not have an unacceptable impact on local amenity or highway safety and satisfy the Council's parking standards.
- provide adequate facilities and space for waste collections and recycling.

Considering the nature of the development, and the location of the site (in close proximity to existing residential uses) consideration should be given to the above issues. Particular consideration should be given to the impact of the proposal on the Cyfarthfa Conservation Area, as well as the density of the development.

The impact of the development on local amenity should also be particularly considered, including the potential loss of privacy to surrounding residents.

The proposal would result in increased vehicular movements from and onto the busy Brecon road, which would also be in close proximity to the entrance to Cyfarthfa Park and the roundabout at the junction of Brecon Road and Cyfarthfa Road. As such, the impact of the additional traffic movements on highway safety and local amenity (noise and disturbance to surrounding residents) should be carefully considered. Additionally, the submitted plans indicate that the development would benefit from off-street parking. The proposed parking provision should be therefore be checked against the Council's current parking standards. The views of the Engineering and Traffic Group Leader should be sought regarding these two issues.

Policy SW12 supports development that encourages a modal shift towards sustainable transport, including the enhancement of pedestrian, cycle, rail and bus facilities, in addition to any necessary road improvements. Developments will be expected to demonstrate how they reduce the need to travel and encourage the use of sustainable transport. As such, the views of the Engineering and Traffic Group Leader should be sought in this respect.

Policy CW1 advises that the integrity of our historic environment assets will be conserved and enhanced. Development proposals will only be permitted where it can be demonstrated they would preserve or enhance the architectural quality, character or the historic or cultural importance of our designated historic environment assets. And that, development affecting undesignated historic environment assets including, Locally Listed Buildings or structures, Landscapes of Outstanding Historic Interest in Wales, Urban Character Areas and

Archaeologically Sensitive Areas should have regard to their special character and archaeological importance.

The site is located within the Cyfarthfa Conservation Area, Cyfarthfa Heritage Area, UCA 5: Cyfarthfa Park and Ironworks, and the Merthyr Tydfil Landscape of Historic Interest. The site includes a number of Grade II Listed Buildings, comprising the farmhouse, barn, stables and clock tower. It is also in close proximity to Cyfarthfa Park, which comprises a number of Listed structures, including the Grade I Listed Cyfarthfa Castle and School.

As such, the impact of the proposal on the character of these and any other relevant historic environment assets should be taken into consideration as a priority, and the views of the relevant Officer and external Heritage bodies sought in this regard.

Policy EnW4 advises that development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from either:

- Pollution of land, surface water, ground water and the air;
- Land contamination;
- Hazardous substances;
- Land stability;
- Noise, vibration, dust, odour nuisance and light pollution; or
- Any other identified risk to public health and safety.

Where impacts are identified the Council will require applicants to demonstrate that appropriate measures have been incorporated to reduce, or minimise the impact identified to the lowest possible acceptable level. Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes. As such, the views of the Environmental Health department should be sought as appropriate.

Policy EcW7 states that tourism, leisure and recreation development within settlement boundaries is generally supported.